



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to consider the following recommendations of the Planning Commission:

- a) Amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
- b) Rezone from R-C-P, Residential-Commercial-Professional to R-1\*, Single-Family Residential - Eastside for the following properties: 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and
- c) Certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

**MEETING DATE:** November 16, 1994

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider the following recommendations of the Planning Commission:

- a) to amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
- b) Rezone from R-C-P, Residential-Commercial-Professional to R-1\*, Single-Family Residential - Eastside for the following properties: 200, 210 & 220 West Oak Street, 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and

APPROVED: \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



recycled paper

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City Council - GPA, Rezone, Neg. Dec. Area West of Downtown  
Meeting Date: November 16, 1994  
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- c) Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

**BACKGROUND INFORMATION:** One of the recommendations of Lodi's Downtown Revitalization Consultant, Michael Freedman was to downzone the area west of the Central Business District which was designated for office use.

This action had two purposes. First, it would reduce the area in the central city available for office use and would encourage office uses on second floor in the business district. Secondly, it would preserve a residential area which is important to both the downtown and the community.

After reviewing Mr. Freedman's request the Planning Commission initiated the downzoning of the area generally south of the alley between Pine and Oak Streets to the commercial property along Lodi Avenue between Church and Hutchins Streets. The Planning Commission's recommendation does not include any properties zoned C-2, General Commercial, or C-1, Neighborhood Commercial, nor properties already used for office purposes along West Pine Street, West Elm Street or North Pleasant Avenue.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/ck  
Attachment

AREA PROPOSED FOR DOWNZONING (PLANNING COMMISSION RECOMMENDED)



**MINUTES**  
**LODI CITY PLANNING COMMISSION**  
**CARNEGIE FORUM**  
**305 WEST PINE STREET**  
**LODI, CALIFORNIA**

**MONDAY**

**SEPTEMBER 26, 1994**

**7:30 P.M.**

The Planning Commission met and was called to order by Chairman Roger Stafford.

Commissioners Present: Susan Hitchcock, Michael Lapenta, Harry Marzolf, John Schmidt, Jonathan McGladdery and Chairman Roger Stafford.

**ROLL CALL**

Commissioners Absent: Craig Rasmussen.

Others Present: Jerry Glenn, Assistant City Manager, John Luebberke, Assistant City Attorney, and David Morimoto, Senior Planner.

Upon motion of Commissioner Hitchcock, seconded by Commissioner Lapenta, and unanimously passed, Chairman Stafford declared the Minutes of the Regular Session of September 12, 1994 approved as mailed.

**MINUTES**  
**SEPT. 12, 1994**

Due to the expected length of the scheduled public hearing the next agenda item, "Special Presentation - Review of City Busline Routes" was moved to the end of the agenda.

**AGENDA ITEM**  
**MOVED**

**PUBLIC HEARING**

The public hearing was to consider the requests of the Lodi City Planning Commission to (1) amend the Land Use Element of the General Plan to redesignate from "O", Office-Institutional to "E-R", Eastside - Residential certain parcels generally located in the area bounded by Pine Street, Church Street, Lodi Avenue, and Hutchins Street; (2) to rezone from R-C-P, Residential-Commercial-Professional to R-1\*, Single Family Residential - Eastside the same parcels, and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects. Senior Planner Morimoto introduced the matter for the Planning Commission. He described the areas included in the request. He stated that the staff study concentrated on a core area where most of the properties are still residential and excluded areas like Pine Street and North Pleasant Avenue where the majority of properties have already been converted to office uses..

**GENERAL PLAN**  
**AMENDMENT**

**REZONING**

**NEGATIVE**  
**DECLARATION**

**R-C-P AREA**  
**BOUNDED BY**  
**PINE ST, CHURCH**  
**ST, LODI AVE &**

**HUTCHINS ST**

Commissioner Hitchcock asked what the effect would be on properties currently used for business. Senior Planner Morimoto indicated that any property that had already been converted to an office or apartment would be considered conforming under the downzoning. This would not necessarily include "Home Occupations" or businesses run out of a regular house.

Commissioner Schmidt inquired as to the reason for the proposed downzoning. Chairman Stafford stated that the downtown revitalization study encourages the location of offices in the downtown area where the bulk of office space currently is vacant. The Freedman study saw the housing stock in the area immediately west of downtown as desirable older, well maintained homes which should be retained as residential stock.

Chairman Stafford then opened the hearing to the public. The first speaker was James Griffith, 1020 Bradford Circle. He suggested that the area along Pine Street north of the area under consideration should be included in the downzoning. He spoke in favor of the rezoning and felt

it would help maintain the quality housing in the area.

The next speaker, Robin Knowlton, 410 West Oak Street, was in favor of the rezoning. She stated that office conversions leave buildings in the area unoccupied at night, creating a neighborhood safety problem. Conversion diminishes the sense of neighborhood and adversely affect surrounding properties.

The third speaker was Phil White who has a small psychology practice and also resides at 232 South Hutchins Street. Mr. White inquired how staff had determined which houses had businesses. Mr. Morimoto stated that staff had conducted a visual survey of the area. Mr. White was concerned that if the downzoning is approved he might not be able to use the property solely for a business office should he decide to move his residence from the area. He stated he had called the police at least 50 times in the last year because of disturbances created by the adjacent Jack-in-the-Box and felt the area is no longer desirable as a residential area. He also cited the future widening of Hutchins Street leaving very narrow front yards in most cases as making the area unsuitable for residential use. He said his lot is deep enough to accommodate several parked cars in the rear.

Commissioner Schmidt asked staff about the current R-C-P zoning. Staff explained the permitted uses.

Phil White returned to express disagreement with the plan to downzone the area to force businesses to locate downtown. He felt it was unfair to property owners and requested that his property be excluded from the downzone plan.

Representing Mr. and Mrs. Don Campbell, owners of a vacant 16,000 square foot parcel at 420 West Walnut Street, Lynette Scherer felt the rezoning would decrease the value of the property. She said the size of the parcel makes it inappropriate for a single-family home and requested that the property be deleted from the area to be rezoned..

Hal Jones, 235 South Hutchins stated he purchased his property because of the office-residential zoning. He cited the noise from Lodi Avenue as making the area unsuitable for residential use and felt R-C-P zoning is a good buffer between commercial and residential uses. He requested that his property and the property next door at 241 South Hutchins be allowed to remain R-C-P.

Lance Robinson, a business owner residing at 25 South Hutchins Street disagreed that that the types of businesses in the area downgrade the neighborhood and asked to be excluded from the rezoning.

Don Shephard, 215 South California Street, congratulated the City for taking action to preserve the residential character of the area. He voiced his support for the rezoning.

Pat Santoni, 323 West Oak Street stated she has worked in real estate and is interested in downtown revitalization but is curious as to who or what type of businesses will be drawn to downtown. She wanted to know what has been accomplished as a result of the Freedman study and the workshops. In response to Ms. Santoni's inquiry, Commissioner Hitchcock said a lot is going on behind the scenes that most people are not aware of. She also indicated her interest in the downzoning proposal is primarily to preserve the older residences rather than to promote downtown revitalization.

Commissioner Lapenta who said he is a downtown merchant noted that he is impressed with the downtown revitalization effort, but also has questions about some of the recommendations. He is, however, willing to consider all proposals. Mr. Lapenta invited the public to attend the

DLBA meetings adding that many of their questions about the progress of the downtown effort could be answered at these meetings.

Gerald Hanning, property owner and resident of 207 South Hutchins Street said he was the only one of his neighbors willing to sell the City frontage for a right-of-way to widen South Hutchins Street. He stated he wished to be eliminated from the list of downzone properties since his property had already been converted to an art gallery..

Chairman Stafford then read a list of permitted uses in the R-C-P zone.

Jean Macaluso, 232 South Lee Avenue stated she purchased her home because of the R-C-P zone thinking she might open a business. She wishes to remain zoned R-C-P.

Chairman Stafford then closed the public portion of the hearing and returned the discussion to the Commission. In response to a question about the number of businesses in the area, Senior Planner Morimoto stated the study had determined that out of 109 parcels in the area, 16 had a residential use other than single-family (apartments, duplexes, etc.), 13 had office-institutional uses (offices, a school and two churches.).

Commissioner Schmidt indicated his support of the downzone excluding the area south of Walnut Street to Lodi Avenue.

Commissioner Lapenta voiced his preference to approve the downzone except the block of Hutchins Street between Walnut Street and Lodi Avenue. He also said he would like a study done on the Pine Street corridor that was not included in this request.

Commissioner McGladdery felt it was wise to exclude from the downzone area Hutchins Street, Lodi Avenue north to Oak Street to include a couple of business type uses on the northwest and northeast corners of Hutchins and Oak Streets.

Chairman Stafford was concerned that eliminating the Hutchins Street properties South of Walnut Street from the downzone request would create a small island of R-C-P.

Commissioner Hitchcock felt the Commission should take another look at the area not included in the request between Lee and Hutchins on both sides of Pine Street.

Following some additional discussion, on a motion by Commissioner Hitchcock, second by Commissioner Marzolf, the Commission unanimously voted to recommend to the City Council certification of a negative declaration on the proposed downzone project.

The Commission then, on a motion by Commissioner Hitchcock, second by Commissioner Schmidt, unanimously approved recommending to the City Council amending the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential the following properties: 200, 210 and 220 West Oak Street; 300 and 400 blocks of West Oak Street; 200, 300 and 400 blocks of West Walnut Street except 420 West Walnut Street; 104 through 233 South Pleasant Avenue; 112 through 237 South Lee Avenue; 9 North Hutchins Street; 503 through 510 West Pine Street; and 5 through 25 South Hutchins Street.

Finally, on a motion by Commissioner Hitchcock, second by Commissioner Schmidt, the Commission unanimously voted to recommend to the City Council the rezoning from R-C-P, Residential-Commercial-Professional to R-1\*, Single-Family Residential - Eastside the following properties: 200, 210 and 220 West Oak Street; 300 and 400 blocks of West Oak Street; 200, 300 and 400 blocks of West Walnut Street except 420 West Walnut Street; 104 through 233 South Pleasant Avenue; 112 through 237 South Lee Avenue; 9 North Hutchins Street; 503 through 510 West Pine Street; and 5 through 25 South Hutchins Street

ORDINANCE NO. 1602

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY  
REDESIGNATING THE PARCELS LOCATED AT 200, 210 & 220 WEST OAK  
STREET; 300 & 400 BLOCKS OF WEST OAK STREET; 200, 300 & 400 BLOCKS  
OF WEST WALNUT STREET (EXCEPT 420 WEST WALNUT STREET); 104-233 SOUTH  
PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE; 9 NORTH HUTCHINS STREET;  
503-510 WEST PINE STREET; AND 5-25 SOUTH HUTCHINS STREET FROM  
"O", OFFICE INSTITUTIONAL TO E-R, EASTSIDE RESIDENTIAL

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located 200, 210 & 220 WEST OAK STREET; 300 & 400 BLOCKS OF WEST OAK STREET; 200, 300 & 400 BLOCKS OF WEST WALNUT STREET (EXCEPT 420 WEST WALNUT STREET); 104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE; 9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET; AND 5-25 SOUTH HUTCHINS STREET FROM "O", OFFICE INSTITUTIONAL TO E-R, EASTSIDE RESIDENTIAL, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 1994

\_\_\_\_\_  
JACK A. SIEGLOCK  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1602 was introduced at a regular meeting of the City Council of the City of Lodi held November 16, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1994 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1602 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1578/TXTA.01V



ORDINANCE NO. 1603

\*\*\*\*\*

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI  
AND THEREBY REZONING THE PARCELS LOCATED AT 200, 210 & 220  
WEST OAK STREET; 300 & 400 BLOCKS OF WEST OAK STREET, 200, 300 &  
400 BLOCKS OF WEST WALNUT (EXCEPT 420 WEST WALNUT STREET);  
104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE;  
9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET;  
AND 5-25 SOUTH HUTCHINS STREET FROM R-C-P,  
RESIDENTIAL-COMMERCIAL-PROFESSIONAL TO R-1\*,  
SINGLE-FAMILY RESIDENTIAL

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 200, 210 & 220 WEST OAK STREET; 300 & 400 BLOCKS  
OF WEST OAK STREET, 200, 300 & 400 BLOCKS OF WEST WALNUT (EXCEPT 420  
WEST WALNUT STREET); 104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE  
AVENUE; 9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET; AND 5-25  
SOUTH HUTCHINS STREET are hereby rezoned from R-C-P,  
Residential-Commercial-Professional to R-1\*, Single-Family Residential  
- Eastside, as shown shown on vicinity map on file in the office of the  
City Clerk.

SECTION 2. The alterations, changes, and amendments of said Official  
District Map of the City of Lodi herein set forth have been approved by  
the City Planning Commission and by the City Council of this City after  
public hearings held in conformance with provisions of Title 17 of the  
Lodi Municipal Code and the laws of the State of California applicable  
thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 1994

\_\_\_\_\_  
JACK A. SIEGLOCK  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1603 was introduced at a regular meeting of the City Council of the City of Lodi held November 16, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1994 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1603 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1603/TXTA.01V



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: November 16, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, November 16, 1994 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

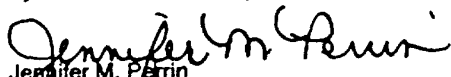
a) Planning Commission's recommendation on the following matters:

1. Amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
2. Rezone from R-C-P, Residential-Commercial-Professional to R-1\*, Single-Family Residential - Eastside for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and
3. Certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jennifer M. Perrin  
City Clerk

Dated: October 5, 1994

Approved as to form:

  
Bobby W. McNatt  
City Attorney

DECLARATION OF MAILING

On October 6, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

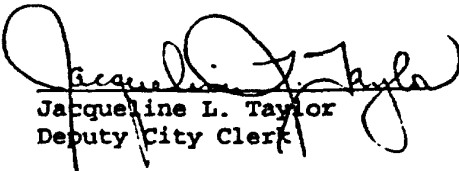
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 6, 1994, at Lodi, California.

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Jennifer M. Perrin  
City Clerk

  
Jacqueline L. Taylor  
Deputy City Clerk

# PUBLIC HEARING LIST

E. DOWNING

Page 1 of 8

NAME LIST FOR:	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
037-00-15	BOZANT & Lorraine Katzian	in P.O. Box 1778	Lodi	
-16	Robert D. L. Krantz	8 N California St		
-17	City of Lodi			
066-01	Nicolas & Julie Bokides	521 W Pine St		
014-04	Allen Fitzgerald Jr	603 W Pine		
205-09	June M. Bush	609 W Pine St		
206-03	Bozant & L. Katzian			
-04	Kevin J. Stroh	517 W Pine St.		
205-10	Richard K. & JM. Arnold	273 California St		
-11	Mary P. Girman et al	233 S Sunset		
-18				
-05	Alfred C. & HP Delgado	9 S California		
-06	Michael G. & D.A. Collins	310 E Ben Holt Dr.	Stockton	95209
-07	Earl P. & Evelyn H. Hagens	605 W Locust	Lodi	
-08	Dan & Linda C. Hargrett	21 S Calif		
207-01	Frank E. & T. Pearson et al	45 Calif		
-02	Ann A. Fisher	508 W Pine		
-03	Raymond R. & P. Siegleck	506 W Pine		
-04	Gary & Mary Ann Thompson	16830 N Locust Tree Rd		
-05	Beverly M. Hills et al	1525 Midway Dr.	Woodland CA	95695
-06	Tamara K. Bechtold	1586 E N. Hbert Rd	Lodi	95240
-07	Thomas P. & Kathleen Flansburg	1525 California		
-08	Lillian A. Bird	171 S. California		
-09	Terrence E. & L.A. Newcomb	21 S. Hutchins		
-10	Delmar P. & Shi Delia	2210 W Lodi		
-11	Lance & Kristen Robinson	25 S. Hutchins		
-12	Terry L. Glenn	2443 MacArthur Pkwy		
-13	Calvin E. & B. Neta	529 W. Cal		
-14	Emilie Fittle	531 W. Cal		
-15	Donald J. & P. Fleyer	533 W. Cal		
-16	Whitney H. & A. Nitschke	22 S. California		
-17	William L. & L. Walters	18 S. California		
-18	Frank E. & T. Pearson Trs	4 S. California		
-19	Jeffery R. & L. Jensen	1141 N. Lodi Dr.		
203-12	Alex W. & M. Acosta	15 N. Calif		
-13	Richard A. Ling et al	9 N. Calif		
-14	Gen. 19.71 Newberry	5 N. Calif		

## PUBLIC HEARING LIST

2-12-00/1/1/2000

MAILING LIST FOR		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
137-150-01	GARY GERALD BRANDT	314 W Jackson	Indi	95304
-02	LARRY F BRANDT	135 W Willow St	Stockton	
-03	TIMOTHY S & S Fitch	421 W Pine	Indi	
-04	Richard & Christine Menden	417 W Pine St		
-05	Will Tr & G Handley	415 W Pine		
-06	California Clarkson Cooper	409 W Pine St		
-07				
-13	Isabella Van Kirk	1710 W Sargent St	Indi CA	95341
-08	Kenneth F & E J Anderson	403 W Main		
-10	Blissman Temple Assoc of Ind	1315 W Pine St		
-11	Blissman Temple of Ind	315 W Pine		
-12	Blissman Temple			
-29				
-30	Adriana Vanderlans	PO Box 240	Indi	95341
-15	City of Ind			
-18	Robert J Lawer Jr.	310 W Pine		
-19	Sabine & M. Pasqual	853 Norchester Circle		
-20	Ronald & Laura Fennell	315 W Pine		
-21	Ronald & Doris Gaus	200 W Pine		
-22	Michael D & M R Ramsey	PO Box 339	Indi	95341
-23	404 Burlington Pk	404 W Pine St		
-24	Colleen A Walton	428 W Pine St		
-25	Charles & Gail Kelly	135 W Main		
-26	Church of God	85 W Main		
-27	BT & Doris H. Jones	PO Box 240	Indi	95341
-28	Stephen & Susan A Jones	PO Box 240		
-29	Andy & Keesomussen et al	15 S. Fairmount Ave		
-30	H & B Stensvold et al	1025 W Pine		
-31	John C. Procter et al	965 W Pine Ave	Princeton CA	95303
-32	404 Burlington Pk	404 W Pine St		
-33	Donald & SA Champenier	401 W Pine		
-34	Richard & F. Chaffee Trs	401 W Pine		
-35	Patricia Ann Smitson	323 W Pine		
-36	Gregory J. Doherty	319 W Pine		
-37	Robert Coleman & Belle	315 W Pine		
-38	Kenneth & F A L. Estival	311 W Pine		
-39	James N. Galt	307 W Pine		

## PUBLIC HEARING LIST

EDDOWNSON

MAILING LIST FOR:			FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
13	Robert C. Mahadeine	301 W Oak	Lehi	95240
14	Sam Graham, Jr.	Court House, 222 E Weber	Stockton, CA	95202
15	Therese Graham	301 W Oak, 222	"	"
16	Dennis Nesbitt	301 W Oak	"	"
17	Valentina Watson et al	301 W Oak	"	95342
18	Therese Graham	316 W Oak	"	95240
19	"	"	"	"
20	Richard F. & K. T. Anderson	4102 W. Walnut	"	"
21	Alfred J. Barry	482 W Oak	"	"
22	Alfred & K. Barry	3801 W. Walnut	"	"
23	Stephanie Kipin Setola	4102 W. Walnut	"	"
24	Michael & K. T. Thompson	1909 W. Walnut	"	"
25	Lillian R. M. Menta	119 S. Crescent Ave	"	"
26	William M. Thompson	907 W. Walnut	"	"
27	Linda S. Carlson	P.O. Box 1074	Lehi	95240
28	Mary Ann Mandall	5295 S. 2nd St. Tracy, CA	"	95202
29	Frank H. Koser, Jr.	317 W. Walnut	"	"
30	Stanley Koser, Jr.	907 W. Walnut	"	"
31	John P. Koser	122 S. 2nd	"	"
32	Robert P. Koser	321 W. Walnut	"	"
33	Marilee E. Padula	481 W. Walnut	"	"
34	Christopher J. Kasper	413 S. Crescent Ave	"	"
35	William M. Thompson	907 W. Walnut	"	"
36	Travis H. Less	P.O. Box 1074	Lehi	95240
37	Richard F. & K. T. Thompson	1909 W. Walnut	Stockton, CA	95202
38	Robert & K. T. Barry	301 W. Walnut	"	"
39	Dennis & K. T. Barry	13418 Main St	Stockton, CA	95202
40	Jessie D. Graham, Jr. et al	119 S. Crescent Ave	"	"
41	Frank & K. T. Barry	413 S. Crescent Ave	"	"
42	"	"	"	"
43	Justin & K. T. Barry	482 W. Walnut	"	"
44	Gerald & Susan Hamilton	301 S. 2nd St.	"	"
45	William F. & K. T. Barry	413 W. Walnut	"	"
46	Karl & Dennis K. Thompson	311 S. 2nd	"	"
47	Robert & K. T. Barry	P.O. Box 1074	Lehi	95240
48	Frank & K. T. Barry	316 W. Walnut	"	95240



## PUBLIC HEARING LIST

[illegible]



## 4

**FILE**

## PUBLIC HEARING LIST

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MARKING LIST FOR:		FILE #			MARKING ADDRESS		CITY, STATE		ZIP	
AP #	OWNER'S NAME									
043-043-01	EVERETT Jona. Baffert Trs				100 W Pine		Lodi		95344	
-02	Joseph & Marie Hohn				715 S Church		"		"	
-03	Elizabeth H. D. Emery Trs				301 N Loma		"		95344	
-04	City of Lodi				641 E Stanley Lane		"		"	
-05	Stanley & N. Bauer Trs				700 S Ham Lane		"		95344	
-06	James D. Skinn				7943 Kemper Ct.		Pleasanton		94588	
-07	Tra H & V B White				149 Wetherly Dr.		Los Angeles		90048	
-08	BST Property PTP				3150 Hill Creek Rd		Heldsburg, CA		95448	
-09	Charles W & Vera H Kreck				818 Cherry St		San Jose, CA		95106	
-10	Morris Brown Realty PTP				903 W. Lucas Rd		Lodi		95343	
-11	Leon & Evelyn Naef									
-12	City of Lodi									
-13	"									
-14	"									
-15	National Bank, Lodi				PO Box 1110		Stockton CA		95201	
-044-01	Pacific Ind Prop Holdings				2235 Staple Mill Rd		Richmond VA		23236	
-10	City of Lodi									
-11	Bank of Stockton				PO Box 1110		Stockton CA		95201	
-13	Terry R & Rose Knutson				29 N Allen Dr.		Lodi CA		95344	
-14	Marvin W & H K Phillips				2325 Pleasant Ave		"		95340	
-050-01	Musata Yamashita et al				221 W Lodi Ave		"		"	
-12	"									
-03	"				1032 Highland St		Vallejo CA		94590	
-04	Barbara E Low Tr.				4675 Van Arman Ct #1560		Newport Beach		92666	
-05	Rosa Meissner						"			
-06	"				Lodi PO Box 380		Lodi CA		95341	
-08	Farmers & Merchants Bank				1118 Teneighth Way		Sacramento CA		95818	
-15	Marjorie L. McCauley									
-16	"				215 S School St		Lodi CA		95340	
-17	Rochard Flortery				1116 Tilton Dr.		Foster City		94404	
-18	John S Bowen				35 El Pavona Way		San Francisco		94127	
045-030-01	Tunitas Beachland Co.				4445 Terra Granaola		Walnut Creek		94595	
-04	Warren A & K Plowman				PO Box 11		Livermore, CA		94550	
-06	Veta H Ray Wilson				PO Box 1431		Lodi		95341	
-08	Gregory H Young						"		"	
-11	"				723 S California		"		95340	
-14	Toby P & Janet Esau Tr									

MAILING LIST FOR	AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
6445-026-16	-17	Ronald A & E H Forbes	300 W Lodi Ave	Lodi CA	95240
-30	"	Elmer & Annal Necker	220 W Lodi Ave	"	"
-57	-310-01	N/C Donalds Corp.	4503 Cleveland #212	Stockton	95207
-63	-310-01	Wells Fargo Bank	PO Box 63931	San Francisco	94163
		Long's Drug Stores Inc. #2	PO Box 5222	Walnut Creek	94596